

*Stanford Court Homeowners  
Association, Inc.  
2019 Annual Meeting*



*December 4<sup>th</sup> 2019 @ 6pm  
Beal Properties Office  
903 South Texas Ave  
CS TX 77845*

*Stanford Court*

December 4<sup>th</sup> 2019  
6:00 PM  
Beal Properties Lobby  
903 S. Texas Ave.

*Townhome Condominium Association*

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**ANNUAL OWNER'S MEETING  
DECEMBER 4<sup>TH</sup> 2019  
AGENDA**

- I. Call to Order
  - A. Roll call, Owners present, proxy submittal and approval. Determine if quorum
- II. Review/Correction/Approval of Preceding Minutes
- III. Review/Approval of Current Financial Status
  - A. Beal Properties Account/Financials
  - B. Review/Approval of the 2020 Proposed Budget
- IV. Reports of Officers
  - A. President Denise Bryant – Grounds Maintenance/Drainage, New Construction in our neighborhood, update on clubhouse, increase in property insurance, interior updates/changes.
- V. Open floor for nominations to replace 1 Association Board of Manager position and fill 1 vacant position.
  - A. Present Slate of Nominated Officers to Owners
  - B. Vote on Nominations
  - C. Present new Managers to the Stanford Court Townhomes Condominium Owners Association.
- VI. Other old Business
- VII. New Business
- VIII. Call to Adjourn

*Stanford Court*

**Townhome Condominium Association**

**Beal Properties**  
903 S. Texas Avenue  
College Station, TX 77840  
(979)764-2500 www.bealbcs.com

**2019 Annual Meeting Proxy Statement**

Know All be these Present: That I \_\_\_\_\_

Do hereby appoint: \_\_\_\_\_

Or: (circle one)

Denise Bryant

Sarah Wilkinson

Beal Properties Rep.

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting for Stanford Court Townhomes Condominium Owners Association Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy only applies to the December 4<sup>th</sup> 2019 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Unit Number(s)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Current Phone Number

*Stanford Court*

November 8, 2018

*Townhome Condominium Owners Association*

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Stanford Court Board of Directors Meeting: Call to Order – 7pm

Members Present: Denise Bryant, Karen White, Polly Howard, Sarah Wilkinson, and Cliff Coburn (via phone). Also, present was Charlie White to present the proposed budget as an advisor to the board.

After a brief discussion, Cliff Coburn opted to not accept a position on the board and the phone conversation was ended.

Charlie White presented the proposed budget for 2019 along with various options for increase of dues. After much discussion, Polly Howard made the motion to increase monthly dues to \$425.00 per month for the period of January 1, 2019-December 31, 2019. The motion was seconded by Karen White and the motion passed.

Sarah Wilkinson made the motion to accept the proposed budget with the \$425.00 monthly due assessment. The motion was seconded by Karen White and the motion passed.

Denise Bryant reviewed a list of needs and wishes for the property. Items were prioritized and will be shared with the property management company.

Board of Managers assignments were made:

Denise Bryant – President  
Karen White – V. President  
Sarah Wilkinson – Sec/Tres.  
Polly Howard – Member-at-Large

Action Plan:

1. Letter to owners regarding dues increase
2. Resolution – granting Sarah as BOD representative to Steven Steele
3. Resolution – adding Sarah Wilkinson to the accounts with Prosperity Bank

Meeting adjourned at 8:30 pm

Respectfully Submitted by:  
Karen White, V. President

## Cash Flow

### Beal Properties

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Date Range: 12/01/2018 to 11/30/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	119,989.25	93.70	209,811.00	94.00
Insurance Reimbursement	44.67	0.03	44.67	0.02
Utility Reimbursement	8,024.93	6.27	13,350.81	5.98
<b>Total Operating Income</b>	<b>128,058.85</b>	<b>100.00</b>	<b>223,206.48</b>	<b>100.00</b>
<b>Expense</b>				
Phone Expense	105.68	0.08	105.68	0.05
Bank Fees/Office Expenses	312.38	0.24	781.04	0.35
Credit Card	187.50	0.15	265.71	0.12
Electrical Repairs	616.03	0.48	1,339.70	0.60
General Maintenance	3,977.27	3.11	5,180.85	2.32
Insurance	20,257.11	15.82	37,242.22	16.69
Transfer to Reserves	10,200.00	7.97	19,550.00	8.76
Legal Fees	1,129.00	0.88	7,853.86	3.52
Lawn/Property Maintenance	7,958.73	6.21	17,773.31	7.96
Special Projects	0.00	0.00	5,900.98	2.64
Management Fee	4,320.00	3.37	8,280.00	3.71
Mortgage/Note Payment	24,419.40	19.07	45,340.85	20.31
Cleaning Expense	0.00	0.00	250.00	0.11
Pest Control	2,549.29	1.99	4,968.68	2.23
Plumbing Expense	120.00	0.09	1,028.02	0.46
Porter Service	0.00	0.00	45.00	0.02
Pool Expense	4,496.54	3.51	10,410.58	4.66
Professional Fees	415.00	0.32	3,289.00	1.47
Roofing Expense	1,100.00	0.86	1,100.00	0.49
Telephone Service	477.57	0.37	1,061.03	0.48
Trash Pick-up	0.00	0.00	98.00	0.04
Utilities	22,212.15	17.35	38,990.59	17.47
<b>Total Operating Expense</b>	<b>104,853.65</b>	<b>81.88</b>	<b>210,855.10</b>	<b>94.47</b>
<b>NOI - Net Operating Income</b>	<b>23,205.20</b>	<b>18.12</b>	<b>12,351.38</b>	<b>5.53</b>
Total Income	128,058.85	100.00	223,206.48	100.00
Total Expense	104,853.65	81.88	210,855.10	94.47
<b>Net Income</b>	<b>23,205.20</b>	<b>18.12</b>	<b>12,351.38</b>	<b>5.53</b>
<b>Other Items</b>				
Prepayments	-5,217.50		1,562.75	
<b>Net Other Items</b>	<b>-5,217.50</b>		<b>1,562.75</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>17,987.70</u>		<u>13,914.13</u>	
Beginning Cash	1,974.58		6,048.15	
Beginning Cash + Cash Flow	19,962.28		19,962.28	
Actual Ending Cash	19,962.28		19,962.28	

# Expense Distribution

Exported On: 12/04/2019 05:37 PM

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Payees: All

Bill Date Range: 12/01/2018 to 11/30/2019

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>						
	10/09/2019	Darlene Court	425.00	752	10/21/2019	Darlene Court, Stanford Court HOA - 61: Move Out Refund
<b>4012 - Phone Expense</b>						
979-776-3012-030303-5	10/31/2019	FRONTIER COMMUNICATION	105.68	754	10/31/2019	
<b>6305 - Credit Card</b>						
merchant credit cards	02/04/2019	Prosperity Bank	37.50	Drafted from account	02/04/2019	Credit card use
merchant credit cards	03/04/2019	Prosperity Bank	37.50	drafted from account	03/04/2019	Credit card fee use
merchant credit cards	04/01/2019	Prosperity Bank	37.50	drafted from account	04/01/2019	Credit card fee use
merchant credit cards	05/02/2019	Prosperity Bank	37.50	drafted from account	05/02/2019	Credit card fee use
merchant	06/03/2019	Prosperity Bank	37.50	draft	06/03/2019	fee for using credit card
			<b>187.50</b>			
<b>6390 - Electrical Repairs</b>						
11949	10/14/2019	Constant Current Electric	616.03	751	10/21/2019	remove and replace pole lights 3122
<b>6455 - General Maintenance</b>						
1591	01/06/2019	Robert Walker	109.55	646	01/07/2019	Painted unlevel and cracks in concrete sidewalks
9562	02/04/2019	Clean Up Crew	30.53	654	02/06/2019	installed security camera
9663	02/21/2019	Clean Up Crew	81.19	658	02/21/2019	diverted rain water drainage & trenched out area, removed rocks & reset rocks back
1451	03/04/2019	Petty-Faldyn Property Repair LLC	466.00	668	03/07/2019	Seal expansion Joint at #21. Point up 2 rows of brick where mortar had fallen out
1475	05/05/2019	Petty-Faldyn Property Repair LLC	50.00	690	05/06/2019	general maintenance- gate repair
9811	05/05/2019	Clean Up Crew	375.00	691	05/06/2019	Repaired concrete steps in front of #65
1734	09/04/2019	Petty-Faldyn Property Repair LLC	325.00	738	09/05/2019	remove mailbox cover awning and replace
1613	09/23/2019	Petty-Faldyn Property Repair LLC	2,540.00	740	09/24/2019	Cover 20 & 30' expansion joint with hardy trim plank and paint.
			<b>3,977.27</b>			
<b>6470 - Insurance</b>						
1073-1544691-2	12/17/2018	AFS/IBEX A Division of MetaBank	1,253.45	638	12/17/2018	Monthly Insurance
1073-1544691-2	01/23/2019	AFS/IBEX A Division of MetaBank	1,253.45	647	01/24/2019	Monthly Insurance
1073-1544691-2	02/15/2019	AFS/IBEX A Division of MetaBank	1,253.45	657	02/21/2019	insurance
1073-1544691-2	03/21/2019	AFS/IBEX A Division of MetaBank	1,253.45	669	03/22/2019	Stanford Court insurance
1073-1544691-2	04/23/2019	AFS/IBEX A Division of MetaBank	1,253.45	680	04/23/2019	insurance
1073-1544691-2	05/17/2019	AFS/IBEX A Division of MetaBank	1,253.45	693	05/20/2019	monthly insurance
CR 1550983	06/10/2019	United States Liability Insurance	43.00	704	06/11/2019	monthly insurance
1073-1544691-2	06/17/2019	AFS/IBEX A Division of MetaBank	1,235.45	705	06/17/2019	Monthly Insurance
1073-1544691-2	07/18/2019	AFS/IBEX A Division of MetaBank	1,253.45	717	07/19/2019	Monthly Insurance
CR 1550983	10/07/2019	United States Liability Insurance	359.00	749	10/07/2019	policy premium
2973600	11/04/2019	AFS/IBEX A Division of MetaBank	7,416.30	759	11/06/2019	Down Payment for Insurance
1073-1848746-2	11/19/2019	AFS/IBEX A Division of MetaBank	1,416.21	765	11/20/2019	monthly insurance
0106827565 LB	11/19/2019	Travelers	1,013.00	766	11/20/2019	monthly insurance
			<b>20,257.11</b>			
<b>6471 - Transfer to Reserves</b>						
	12/01/2018	Stanford Court HOA Reserve Acct	850.00	631	12/03/2018	December 2018 - Transfer to Reserves
	01/01/2019	Stanford Court HOA Reserve Acct	850.00	642	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019	Stanford Court HOA Reserve Acct	850.00	651	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019	Stanford Court HOA Reserve Acct	850.00	662	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019	Stanford Court HOA Reserve Acct	850.00	674	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019	Stanford Court HOA Reserve Acct	850.00	685	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019	Stanford Court HOA Reserve Acct	850.00	698	06/04/2019	June 2019 - Transfer to Reserves
	07/01/2019	Stanford Court HOA Reserve Acct	850.00	709	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019	Stanford Court HOA Reserve Acct	850.00	723	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019	Stanford Court HOA Reserve Acct	850.00	734	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019	Stanford Court HOA Reserve Acct	850.00	744	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019	Stanford Court HOA Reserve Acct	850.00	758	11/01/2019	November 2019 - Transfer to Reserves
			<b>10,200.00</b>			
<b>6473 - Legal Fees</b>						
WSS: 16-1499-6(5)	03/29/2019	Davis & Davis Lawyers	264.00	676	04/07/2019	3122 legal fees
WSS:16-1499-6(5)	08/12/2019	Davis & Davis Lawyers	860.00	728	08/12/2019	Legal matters concerning Leary
64509601	10/08/2019	Secretary of State	5.00	750	10/14/2019	Update Secretary of State - Stanford Court
			<b>1,129.00</b>			
<b>6475 - Lawn/Property Maintenance</b>						
680	12/04/2018	Lopez Boyz	750.00	635	12/06/2018	Monthly Lawn Maintenance
30519	03/05/2019	Green Magic, Lawn, Tree and Shrub Health	303.10	666	03/07/2019	Lawn Treatment
944	04/05/2019	Lopez Boyz	750.00	678	04/07/2019	lawn maintenance
1023	05/06/2019	Lopez Boyz	85.00	689	05/06/2019	Fill holes in with dirt.
1024	05/06/2019	Lopez Boyz	300.00	689	05/06/2019	mulched through out complex.
1043	05/06/2019	Lopez Boyz	250.00	689	05/06/2019	Monthly Lawn Maintenance
1185	06/06/2019	Lopez Boyz	750.00	702	06/07/2019	Monthly Lawn Maintenance
1301	07/05/2019	Lopez Boyz	750.00	714	07/07/2019	lawn maintenance
1362	08/06/2019	Lopez Boyz	750.00	727	08/07/2019	lawn maintenance- prune and remove tree/ sprinkler head
1377	08/06/2019	Lopez Boyz	750.00	727	08/07/2019	lawn maintenance- July 8,18,23
13310	08/20/2019	Green Rite Lawn Spraying Service	270.63	730	08/20/2019	lawn fertilization-mid-summer application
1475	09/06/2019	Lopez Boyz	750.00	739	09/06/2019	Monthly Lawn Maintenance
1635	10/04/2019	Lopez Boyz	750.00	748	10/06/2019	lawn maintenance Sept. 2,12,22
1684	11/06/2019	Lopez Boyz	750.00	762	11/06/2019	monthly lawn service 10/2, 10/15, 10/25
			<b>7,958.73</b>			

<b>6540 - Management Fee</b>						
	12/03/2018	BVP Management, Inc.	360.00	629	12/03/2018	Management Fee for 12/2018
	01/03/2019	BVP Management, Inc.	360.00	639	01/03/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	360.00	649	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	360.00	660	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	360.00	671	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	360.00	683	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	360.00	699	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	360.00	707	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	360.00	721	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	360.00	735	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	360.00	742	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	360.00	756	11/01/2019	Management Fee for 11/2019
			<b>4,320.00</b>			
<b>6560 - Mortgage/Note Payment</b>						
	12/01/2018	Prosperity Bank.	1,825.95	630	12/03/2018	December 2018 - Siding Renovation Loan
	12/01/2018	BVP Management, Inc	209.00	632	12/03/2018	December 2018 - Renovation Monthly Note
	01/01/2019	Prosperity Bank.	1,825.95	641	01/03/2019	January 2019 - Siding Renovation Loan
	01/01/2019	BVP Management, Inc	209.00	640	01/03/2019	January 2019 - Renovation Monthly Note
	02/01/2019	Prosperity Bank.	1,825.95	650	02/04/2019	February 2019 - Siding Renovation Loan
	02/01/2019	BVP Management, Inc	209.00	652	02/04/2019	February 2019 - Renovation Monthly Note
	03/01/2019	Prosperity Bank.	1,825.95	661	03/04/2019	March 2019 - Siding Renovation Loan
	03/01/2019	BVP Management, Inc	209.00	663	03/04/2019	March 2019 - Renovation Monthly Note
	04/01/2019	Prosperity Bank.	1,825.95	673	04/04/2019	April 2019 - Siding Renovation Loan
	04/01/2019	BVP Management, Inc	209.00	672	04/04/2019	April 2019 - Renovation Monthly Note
	05/01/2019	Prosperity Bank.	1,825.95	684	05/02/2019	May 2019 - Siding Renovation Loan
	05/01/2019	BVP Management, Inc	209.00	686	05/02/2019	May 2019 - Renovation Monthly Note
	06/01/2019	Prosperity Bank.	1,825.95	697	06/04/2019	June 2019 - Siding Renovation Loan
	06/01/2019	BVP Management, Inc	209.00	696	06/04/2019	June 2019 - Renovation Monthly Note
	07/01/2019	Prosperity Bank.	1,825.95	708	07/02/2019	July 2019 - Siding Renovation Loan
	07/01/2019	BVP Management, Inc	209.00	710	07/02/2019	July 2019 - Renovation Monthly Note
	08/01/2019	Prosperity Bank.	1,825.95	722	08/05/2019	August 2019 - Siding Renovation Loan
	08/01/2019	BVP Management, Inc	209.00	724	08/05/2019	August 2019 - Renovation Monthly Note
	09/01/2019	Prosperity Bank.	1,825.95	733	09/03/2019	September 2019 - Siding Renovation Loan
	09/01/2019	BVP Management, Inc	209.00	732	09/03/2019	September 2019 - Renovation Monthly Note
	10/01/2019	Prosperity Bank.	1,825.95	743	10/02/2019	October 2019 - Siding Renovation Loan
	10/01/2019	BVP Management, Inc	209.00	741	10/02/2019	October 2019 - Renovation Monthly Note
	11/01/2019	Prosperity Bank.	1,825.95	757	11/01/2019	November 2019 - Siding Renovation Loan
	11/01/2019	BVP Management, Inc	209.00	755	11/01/2019	November 2019 - Renovation Monthly Note
			<b>24,419.40</b>			
<b>6695 - Pest Control</b>						
19237	12/04/2018	Joe Loudat DBA/	129.90	634	12/06/2018	monthly pest control
19376	01/06/2019	Joe Loudat DBA/	129.90	645	01/07/2019	Monthly Pest Control Service
19508	02/05/2019	Joe Loudat DBA/	129.90	655	02/06/2019	monthly pest control
19638	03/04/2019	Joe Loudat DBA/	129.90	667	03/07/2019	Monthly Pest Control
20007854	03/07/2019	ABC Home & Commerical Svcs.	990.49	664	03/07/2019	pest control
1470	04/04/2019	Joe Loudat DBA/	129.90	677	04/07/2019	monthly pest control
1470	05/05/2019	Joe Loudat DBA/	129.90	688	05/06/2019	monthly pest control bldg 1&2
20033	06/04/2019	Joe Loudat DBA/	129.90	701	06/07/2019	Monthly Pest Control/Bldg 3&4
20182	07/04/2019	Joe Loudat DBA/	129.90	713	07/07/2019	monthly pest service-exterior #5 and 6
20329	08/06/2019	Joe Loudat DBA/	129.90	726	08/07/2019	pest control-exterior roach/ant
20491	09/04/2019	Joe Loudat DBA/	129.90	737	09/05/2019	monthly pest service Bldg 3&4
20669	10/03/2019	Joe Loudat DBA/	129.90	747	10/06/2019	monthly pest control-exterior 3122 Camelot Bldg 5 &6
20818	11/05/2019	Joe Loudat DBA/	129.90	761	11/06/2019	monthly pest control-exterior Bldg 1 &2
			<b>2,549.29</b>			
<b>6700 - Plumbing Expense</b>						
2352	07/03/2019	Twin City Plumbing LLC	120.00	716	07/07/2019	plumbing repair #42
<b>6702 - Pool Expense</b>						
1463	12/05/2018	Pool Patrol	268.46	636	12/06/2018	Monthly Pool Maintenance
1574	02/07/2019	Pool Patrol	276.04	656	02/11/2019	pool maintenance
1712	04/04/2019	Pool Patrol	294.44	679	04/07/2019	pool maintenance
1789	05/07/2019	Pool Patrol	297.69	692	05/08/2019	Monthly Pool Service
157722	05/21/2019	Mobley Pool Company	219.95	695	05/21/2019	Monthly Pool Service
1835	06/04/2019	Pool Patrol	188.36	703	06/07/2019	Monthly Pool Service
2019148	07/04/2019	Oasis Pools	571.13	715	07/07/2019	monthly pool service
2019178	07/17/2019	Oasis Pools	399.88	718	07/19/2019	monthly pool maintenance
2019239	08/20/2019	Oasis Pools	258.18	731	08/20/2019	pool maintenance/supplies
2019267	11/06/2019	Oasis Pools	391.76	763	11/06/2019	monthly pool maintenance for August/chemicals
2019222	11/06/2019	Oasis Pools	978.84	763	11/06/2019	monthly pool maintenance for July/chemicals/equipment
2019341	11/15/2019	Oasis Pools	351.81	764	11/15/2019	Monthly Pool Service (October)
			<b>4,496.54</b>			
<b>6705 - Professional Fees</b>						
12088	07/03/2019	Ed Slovacek, CPA, PLLC	415.00	712	07/07/2019	Income tax return for HOA
<b>6750 - Roofing Expense</b>						
3122 Camelot #42	12/12/2018	Grandchamp Roofing	350.00	637	12/12/2018	Reinstalled flashing on chimney... #42
1058	04/23/2019	Grandchamp Roofing	550.00	682	04/23/2019	replaced shingles & skylight flashing kit
10134	07/21/2019	Stellar Roofing Specialties	200.00	720	07/25/2019	maintenance-repair roof 3122 Camelot #22
			<b>1,100.00</b>			
<b>6757 - Telephone Service</b>						
97977630120303035	01/03/2019	FRONTIER COMMUNICATION	50.01	643	01/03/2019	Monthly Telephone Bill
97977630120303035	01/23/2019	FRONTIER COMMUNICATION	47.23	648	01/24/2019	Monthly Telephone Bill
979-776-3012-030303-5	02/21/2019	FRONTIER COMMUNICATION	47.23	659	02/21/2019	telephone bill
979-776-3012-030303-5	03/21/2019	FRONTIER COMMUNICATION	47.23	670	03/22/2019	monthly phone bill
97977530120303035	04/23/2019	FRONTIER COMMUNICATION	47.11	681	04/23/2019	Monthly Telephone Service
979-776-3012-030303-5	05/21/2019	FRONTIER COMMUNICATION	47.11	694	05/21/2019	Monthly Telephone Service
979-776-3012-030303-5	06/20/2019	FRONTIER COMMUNICATION	47.11	706	06/20/2019	Monthly Telephone Service
979-776-3012-030303-5	07/22/2019	FRONTIER COMMUNICATION	48.18	719	07/25/2019	Monthly Telephone Service
979-776-3012-030303-5	08/20/2019	FRONTIER COMMUNICATION	48.18	729	08/20/2019	monthly telephone service
979-776-3012-030303-5	10/03/2019	FRONTIER COMMUNICATION	48.18	746	10/06/2019	monthly telephone service
			<b>477.57</b>			
<b>6810 - Utilities</b>						
2058360	12/04/2018	Bryan Texas Utilities	13.16	633	12/06/2018	Utilities
2058361	12/04/2018	Bryan Texas Utilities	42.69	633	12/06/2018	Utilities
2058362	12/04/2018	Bryan Texas Utilities	223.08	633	12/06/2018	Utilities



2060767	12/04/2018	Bryan Texas Utilities	1,359.28	633	12/06/2018	Utilities
2060767	01/06/2019	Bryan Texas Utilities	1,316.02	644	01/07/2019	Utilities
2058360	01/06/2019	Bryan Texas Utilities	12.93	644	01/07/2019	Utilities
2058361	01/06/2019	Bryan Texas Utilities	38.81	644	01/07/2019	Utilities
2058362	01/06/2019	Bryan Texas Utilities	206.34	644	01/07/2019	Utilities
2058360	02/05/2019	Bryan Texas Utilities	12.86	653	02/06/2019	electric
2058361	02/05/2019	Bryan Texas Utilities	37.29	653	02/06/2019	electric
2058362	02/05/2019	Bryan Texas Utilities	205.44	653	02/06/2019	electric
2060767	02/05/2019	Bryan Texas Utilities	1,334.56	653	02/06/2019	water
2060767	03/04/2019	Bryan Texas Utilities	1,291.30	665	03/07/2019	Utilities
2058360	03/04/2019	Bryan Texas Utilities	12.86	665	03/07/2019	Utilities
2058361	03/04/2019	Bryan Texas Utilities	38.65	665	03/07/2019	Utilities
2058362	03/04/2019	Bryan Texas Utilities	213.27	665	03/07/2019	Utilities
2058360	04/03/2019	Bryan Texas Utilities	12.69	675	04/07/2019	3122 electric
2058361	04/03/2019	Bryan Texas Utilities	34.67	675	04/07/2019	3122
2058362	04/03/2019	Bryan Texas Utilities	200.58	675	04/07/2019	3122 electric
2060767	04/03/2019	Bryan Texas Utilities	1,167.70	675	04/07/2019	3233 water
2060767	05/05/2019	Bryan Texas Utilities	1,093.54	687	05/06/2019	monthly utilities
2058360	05/05/2019	Bryan Texas Utilities	12.78	687	05/06/2019	monthly utilities
2058361	05/05/2019	Bryan Texas Utilities	33.65	687	05/06/2019	monthly utilities
2058362	05/05/2019	Bryan Texas Utilities	185.73	687	05/06/2019	monthly utilities
2058360	06/04/2019	Bryan Texas Utilities	12.72	700	06/07/2019	monthly utilities-3122
2058361	06/04/2019	Bryan Texas Utilities	34.23	700	06/07/2019	monthly utilities-3122
2058362	06/04/2019	Bryan Texas Utilities	174.66	700	06/07/2019	monthly utilities-3122
2060767	06/04/2019	Bryan Texas Utilities	1,192.42	700	06/07/2019	monthly utilities-3233
2060767	07/03/2019	Bryan Texas Utilities	1,340.74	711	07/07/2019	monthly utilities
2058362	07/04/2019	Bryan Texas Utilities	201.39	711	07/07/2019	monthly utilities
2058360	07/04/2019	Bryan Texas Utilities	12.24	711	07/07/2019	monthly utilities
2058361	07/04/2019	Bryan Texas Utilities	34.45	711	07/07/2019	monthly utilities
2060767	08/06/2019	Bryan Texas Utilities	1,322.20	725	08/07/2019	monthly utilities-water
2058362	08/06/2019	Bryan Texas Utilities	199.41	725	08/07/2019	monthly utilities-electricity
2058361	08/06/2019	Bryan Texas Utilities	33.47	725	08/07/2019	monthly utilities-electricity
2058360	08/06/2019	Bryan Texas Utilities	12.24	725	08/07/2019	monthly utilities-electricity
2060767	09/04/2019	Bryan Texas Utilities	2,589.10	736	09/05/2019	monthly utilities-water
2058360	09/04/2019	Bryan Texas Utilities	12.54	736	09/05/2019	monthly utilities-electricity
2058361	09/04/2019	Bryan Texas Utilities	35.13	736	09/05/2019	monthly utilities-electricity
2058362	09/04/2019	Bryan Texas Utilities	188.43	736	09/05/2019	monthly utilities-electricity
2058360	10/03/2019	Bryan Texas Utilities	12.73	745	10/06/2019	monthly utilities-electricity
2058361	10/03/2019	Bryan Texas Utilities	36.40	745	10/06/2019	monthly utilities-electricity
2058362	10/03/2019	Bryan Texas Utilities	192.66	745	10/06/2019	monthly utilities-electricity
2060767	10/03/2019	Bryan Texas Utilities	3,163.84	745	10/06/2019	monthly utilities-water
2058362	11/05/2019	Bryan Texas Utilities	178.62	760	11/06/2019	monthly utilities-electricity
2058361	11/05/2019	Bryan Texas Utilities	37.58	760	11/06/2019	monthly utilities-electricity
2058360	11/05/2019	Bryan Texas Utilities	12.73	760	11/06/2019	monthly utilities-electricity
2060767	11/05/2019	Bryan Texas Utilities	2,082.34	760	11/06/2019	monthly utilities-water
			<b>22,212.15</b>			
<b>Total</b>			<b>104,966.27</b>			

# Homeowner Delinquency

**Properties:** Stanford Court HOA - 3122 Camelot Bryan, TX 77802

**Amount Owed In Account:** All

**Balance:** Greater than 426.00

Unit	Name	Amount Receivable
<hr/>		
54		631.25
62		3,400.00
		4,031.25
<b>Total</b>		<b>4,031.25</b>



3524 1 AV D.383  
 STANFORD COURT TOWNHOME CONDOMINIUM OWNE  
 3122 CAMELOT DR APT 41  
 BRYAN TX 77802-2852

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Statement Date 10/31/2019  
 Account No

Page 1 of 3



**STATEMENT SUMMARY** TX Small Business Check Account No

10/01/2019	Beginning Balance		\$4,533.70
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
10/31/2019	Ending Balance	31 Days in Statement Period	\$4,533.70

**TOTAL OVERDRAFT FEES**

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

**DAILY ENDING BALANCE**

Date	Balance
10-01	\$4,533.70

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MEMBER FDIC



NYSE Symbol "PB"

**Stanford Court Townhome Condo Assn  
Profit & Loss  
2016 - 2019**

	Actual			Actual			Projected			Projected			Budget		
	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	Jan - Oct 19	Nov - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19
Monthly HOA Dues Alternatives															
Ordinary Income/Expense															
Income															
Assessments	82,500.00	103,125.00	103,125.00	106,250	21,250	127,500	105,000	112,500	120,000	127,500					
Assessment Credit				(5,480)	(850)	(6,330)	(2,100)	(2,250)	(2,400)	(2,550)					
Misc Income		842.50	395.02	45		45	0	0	0	0					
Late Fees	70.00	105.00				0	0	0	0	0					
Total Income	82,570.00	104,072.50	103,520.02	100,815	20,400	121,215	102,900	110,250	117,600	124,950					
Expense															
Transfers to Reserves		11,802.97	10,278.52	8,500	1,700	10,200	10,200	10,200	10,200	10,200					
Administrative															
Legal	1,500.00	8,545.60	6,724.86	1,129		1,129	1,500	1,500	1,500	1,500					
Management	4,320.00	4,320.00	4,320.00	3,600	720	4,320	4,320	4,320	4,320	4,320					
Other	197.63	449.41	739.65	413		413	500	500	500	500					
Professional Fees	1,765.00	1,964.40	2,874.00	415		415	500	500	500	500					
Telephone	489.74	549.47	583.46	583	96	679	600	600	600	600					
Total Administrative	8,272.37	15,828.88	15,241.97	6,140	816	6,956	7,420	7,420	7,420	7,420					
Maintenance															
Capital Improvements	24,885.00	6,409.71													
Repairs	18,766.02	11,021.01	9,336.25	5,463	1,100	6,563	10,000	10,000	10,000	10,000					
Lawns & Landscaping	13,920.94	10,574.13	10,564.58	6,459	1,500	7,959	10,000	10,000	10,000	10,000					
Pest Control	2,554.70	2,127.12	2,549.29	2,289	260	2,549	2,600	2,600	2,600	2,600					
Pool - Maintenance	6,080.99	4,370.24	6,182.50	2,506	500	3,006	6,000	6,000	6,000	6,000					
Total Maintenance	66,207.65	34,502.21	28,632.62	16,717	3,360	20,077	28,600	28,600	28,600	28,600					
Utilities															
Utilities - Total	15,891.45	19,271.10	18,416.65	18,262	3,500	21,762	22,000	22,000	22,000	22,000					
Utility reimbursement	(5,842.51)	(6,420.31)	(5,869.59)	(6,648)	(1,500)	(8,148)	(8,000)	(8,000)	(8,000)	(8,000)					
Total Utilities	10,048.94	12,850.79	12,547.06	11,614	2,000	13,614	14,000	14,000	14,000	14,000					
Insurance															
Total Expense	16,230.97	16,163.72	18,238.56	9,158	8,700	17,858	19,000	19,000	19,000	19,000					
Net Ordinary Income	(18,189.93)	12,923.93	18,581.29	48,686	3,824	52,510	23,680	31,030	38,380	45,730					
Debt Service		13,079.58	22,956.40	20,350	4,070	24,420	24,420	24,420	24,420	24,420					
Net Income after Debt Service		(155.65)	(4,375.11)	28,336	(246)	28,090	(740)	6,610	13,960	21,310					
Debt Service ratio						215%	108%	142%	175%	209%					
							350.00	375.00	400.00	425.00					